

Pending improvements (See Grading Plan)



±7,500 SF

MASSACHUSETTS AVE.

CHICAGO AVE.

FOR SALE
±7,500 SF

2805

OFFERING MEMORANDUM
BUILDING ON ±1.88 ACRES

CHICAGO AVE | RIVERSIDE, CA

EXCLUSIVE LISTING TEAM:

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Property Highlights

- ±7,500 SF Situated on 1.88 Acres
- Large Showroom
- 4 Ground Level Doors
- 14' Minimum Clearance
- 400 Amps (verify)
- Freeway Visibility
- Industrial (I) Zone (Verify)
- Seller is Improving Vacant Parcel
- Tenant is a Food Truck Commissary
- APNs: 210-150-006 & 025
- Located in an Opportunity Zone



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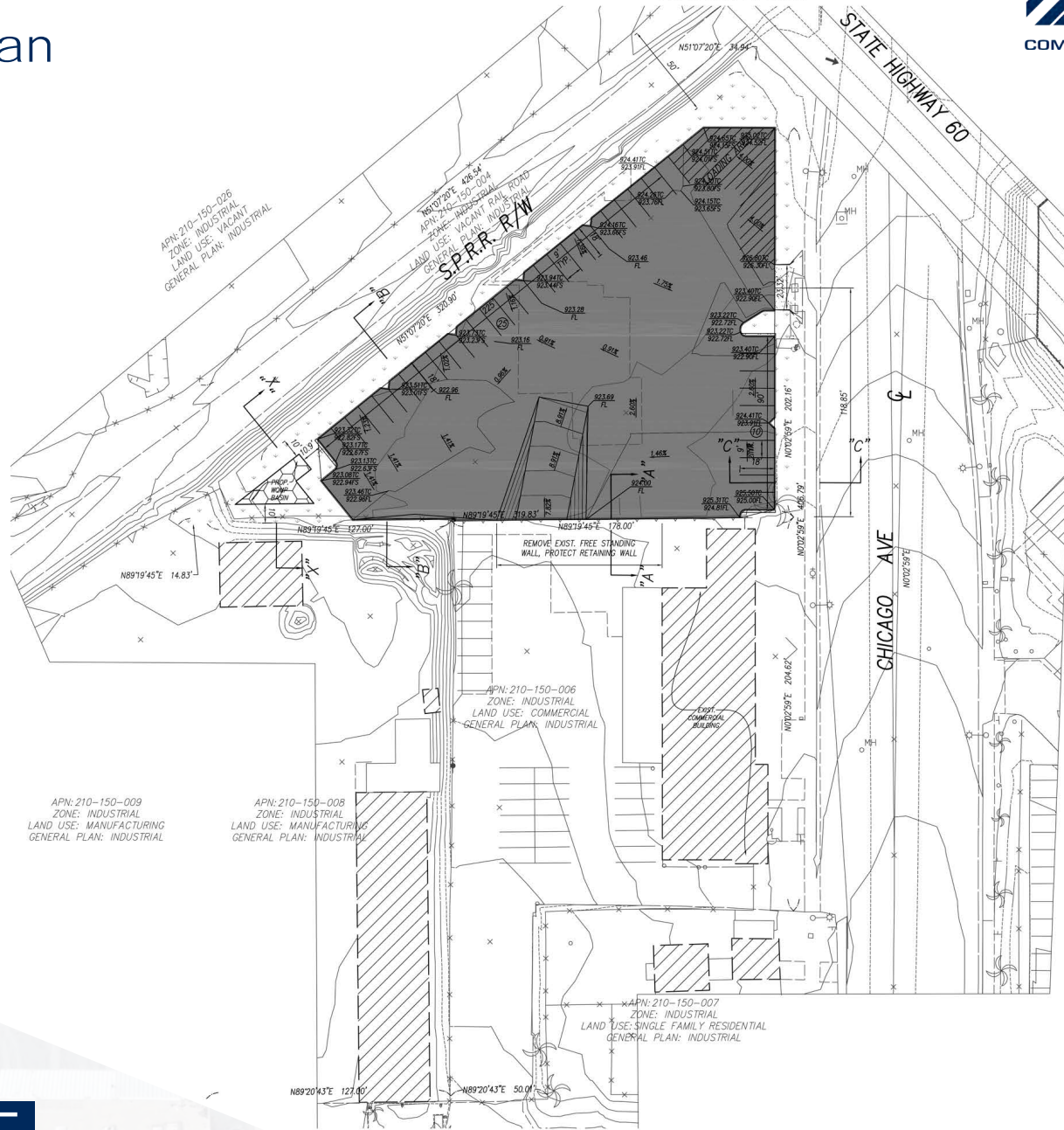
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Grading Plan



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Financial Breakdown

TENANT	Frontier Distriburos, Inc. & C. Allen, Inc.		
ACRES	1.88	SF: 81,893	Purchase Price: \$3,271,851
BUILDING SIZE	7,500	F.A.R: 9%	Price Per Square Foot: \$40

YEAR START	YEAR END	NET RATE / SF	MONTHLY RENT	ANNUAL NOI	CAP RATE
6/1/2020	2/28/2021	\$0.1900	\$15,559.63	\$140,036.69	4.28%*
3/1/2021	2/28/2022	\$0.1975	\$16,026.42	\$192,317.05	5.88%
3/1/2022	2/28/2023	\$0.2016	\$16,507.21	\$198,086.56	6.05%
3/1/2023	2/29/2024	\$0.2076	\$17,002.43	\$204,029.16	6.24%
3/1/2024	2/28/2025	\$0.2138	\$17,512.50	\$210,150.03	6.42%
3/1/2025	2/28/2026	\$0.2203	\$18,037.88	\$216,454.54	6.62%
3/1/2026	2/28/2027	\$0.2269	\$18,579.01	\$222,948.17	6.81%
3/1/2027	2/28/2028	\$0.2337	\$19,136.38	\$229,636.62	7.02%
3/1/2028	2/28/2029	\$0.2407	\$19,710.48	\$236,525.72	7.23%

YEAR 1 NOI: \$188,115.95

YEAR 1 CAP RATE: 5.75%

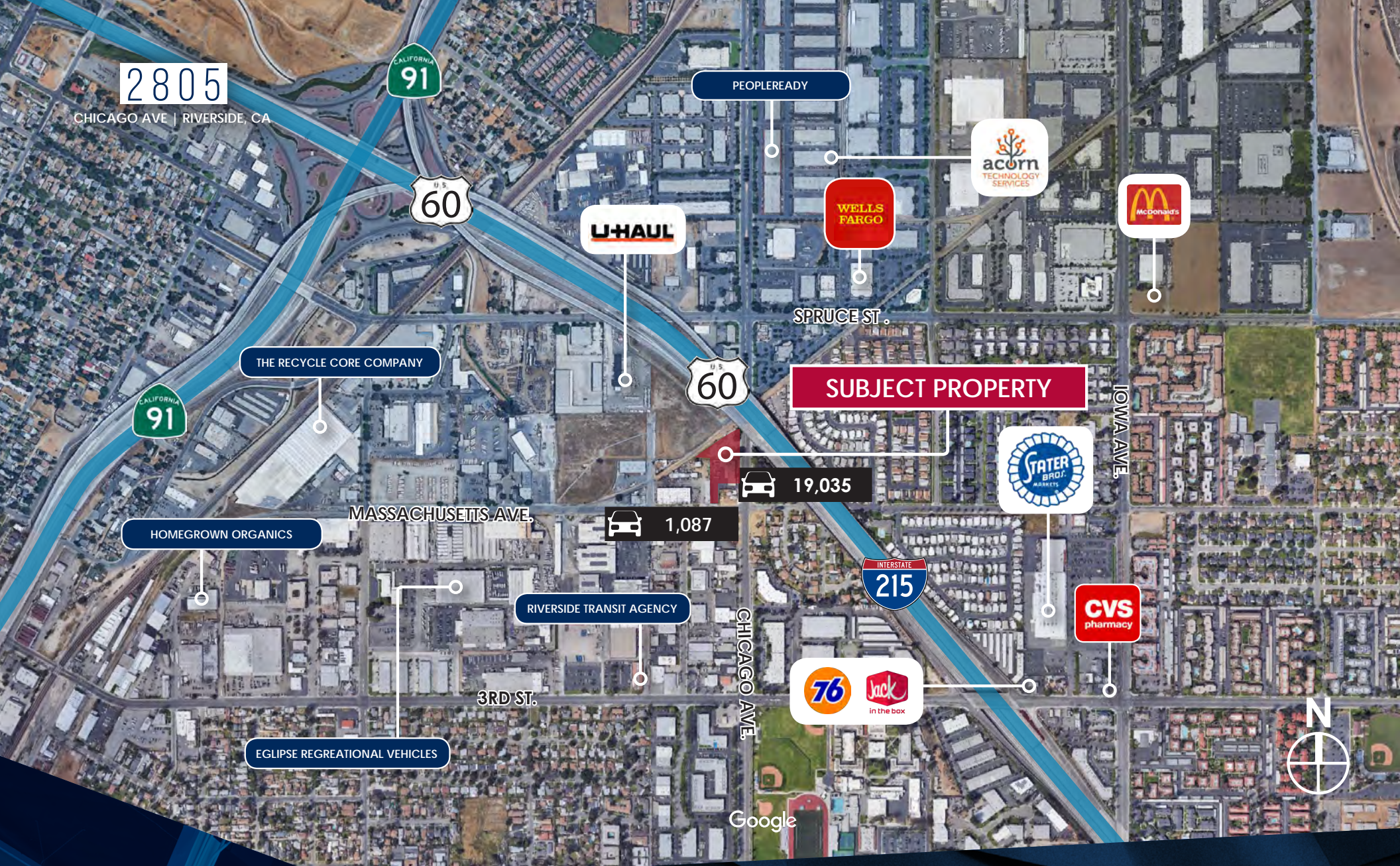
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*This CAP Rate is based upon the NOI for the first 9-months from closing and does not represent a full year of income

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PEOPLEREADY



THE RECYCLE CORE COMPANY

SUBJECT PROPERTY



19,035

HOMEGROWN ORGANICS

MASSACHUSETTS AVE.

1,087

RIVERSIDE TRANSIT AGENCY

CHICAGO AVE.

3RD ST.

EGLIPSE REGREATIONAL VEHICLES



Google

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